

LOT 43  
IN OR 1919/346  
BEACH WALKER VILLAGE PB 4/14

THOMPSON CHRISTOPHER A & KATHLEEN  
11 BEACH WALKER RD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0200-0043-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structure           | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 12               | HARDWOOD 60      |
| Interior Floor           | 14               | CARPET 40        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 3 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 2. 100           |
| Units                    |                  | 0 100            |
|                          |                  |                  |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 10      |
| NEIGHBORHOOD/LOC         | 10001.00         |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,602            | 100              |
| FGR                      | 545              | 55               |
| FOP                      | 77               | 30               |
| FOP                      | 108              | 30               |
| FUS                      | 851              | 100              |
| UOP                      | 16               | 20               |
| UOP                      | 81               | 20               |
| TOTALS                   | 3,280            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |             |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND      |
| 0500               | 01  | 2,827     | 109.4400    | 172.92         | 488,845        | 2000 | 2000 | 0    | 0    | 11.50 88.50 |

1 SFR CUST - 100% - 2021

Heated Area: 2453

HX Base Yr 2021

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |

03/14/2024

MLU